

MINUTES OF AN ADJOURNED REGULAR MEETING OF THE CITY COUNCIL
AND A REGULAR MEETING OF THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

May 6, 2003

4:00 p.m.

An Adjourned Regular Meeting of the City Council and a Regular Meeting of the Redevelopment Agency of the City of Chula Vista were called to order at 4:48 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, McCann, Rindone, Salas, and
Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City
Attorney Moore, and City Clerk Bigelow

CONSENT CALENDAR

1. APPROVAL OF MINUTES OF February 18, 2003, April 8, 2003, and April 15, 2003

Staff recommendation: Council/Agency approve the minutes.

2. AGENCY RESOLUTION NO. 1815, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING OWNER PARTICIPATION AGREEMENT WITH THE JENNINGS FAMILY PARTNERSHIP FOR THE CONSTRUCTION OF A 2,040 SQUARE FOOT SHOWROOM/OFFICE BUILDING AND TWO REDWOOD LUMBER STANCHION RACKS AT A VACANT SITE AT 3817 MAIN STREET WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA

The Jennings Family Partnership is proposing to construct a 2,040 square-foot showroom/office building and two 1,680 square-foot covered stanchion racks at 3817 Main Street, within the boundaries of the Southwest Redevelopment Project Area. The project is being constructed on a vacant lot and includes the construction of a parking lot and landscaped areas. (Community Development Director)

Staff recommendation: Agency adopt the resolution.

3. AGENCY RESOLUTION NO. 1816, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING DESIGN REVIEW PERMIT (DRC-03-11) AND ADOPTING AN OWNER PARTICIPATION AGREEMENT TO ALLOW THE CONSTRUCTION OF A 30,000 SQUARE-FOOT BUILDING FOR RETAIL/WAREHOUSE USES AT 830 BAY BOULEVARD WITHIN THE BAYFRONT SPECIFIC PLAN (FOSTER INVESTMENT CORPORATION)

CONSENT CALENDAR (Continued)

The applicant has filed applications for a Design Review Permit and a Coastal Development Permit to develop the subject property. The Bayfront Specific Plan/Coastal Development Permit Procedures Manual procedurally governs development proposals for the Bayfront Redevelopment Area and Coastal Zone. The Design Review Committee has reviewed the application for a Design Review Permit and has forwarded a recommendation to the Redevelopment Agency. After the Design Review Permit has been approved, a Coastal Development Permit may be issued by the City Council if the project is found to be consistent with the policies and provisions of the Local Coastal Program. The Planning and Environmental Manager has determined that this project will not have a significant adverse impact on the environment and is categorically exempt from the California Environmental Quality Act (CEQA) under Class 32, Infill Development Projects. (Community Development Director) CONTIUED FROM THE MEETING OF APRIL 15, 2003.

Staff recommendation: Agency adopt the resolution.

ACTION: Chair/Mayor Padilla moved to approve staff's recommendations and offered the Consent Calendar, headings read, texts waived. The motion carried 5-0.

ORAL COMMUNICATIONS

There were none.

OTHER BUSINESS

4. DIRECTOR'S REPORTS

There were none.

5. CHAIR/MAYOR REPORTS

There were none.

6. AGENCY/COUNCIL COMMENTS

There were none.

CLOSED SESSION

7. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(A)

City/Agency vs. IT Group, Inc., et. al. [Case No. 02-10118 (MFW)]

This item was not discussed and no action was taken.

ADJOURNMENT

At 4:51 p.m., Chair/Mayor Padilla adjourned the meeting to an adjourned meeting of the Redevelopment Agency on May 13, 2003, at 6:00 p.m., immediately following the City Council meeting.

Susan Bigelow, CMC, City Clerk